

**AN ORDINANCE TO ALLOW FOR A USE PERMIT TO EXCEED THE MAXIMUM  
DISTRICT HEIGHT, PROPERTY LOCATED AT 1100 ABERNATHY ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on November 20, 2007 at 7:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **1100 Abernathy Road**, consisting of a total of approximately 9.24 acres, be allowed a use permit under the O-I (Office and Institutional) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 19 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and


**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 20<sup>th</sup> day of November, 2007.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Christina Rowland, CMC, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

### **U07-009**

#### **1100 Abernathy Road**

The City of Sandy Springs Mayor and City Council approved the use permit petition for property owned by Northpark Five Hundred Associates, Ltd. at 1100 Abernathy Road. Use Permit petition U07-009 to exceed the maximum district height of sixty (60) feet to increase the current approved height of 200 feet to 208 feet to allow for the installation of additional cellular antennas was approved by the Mayor and City Council at the November 20, 2007 hearing, subject to the following conditions:

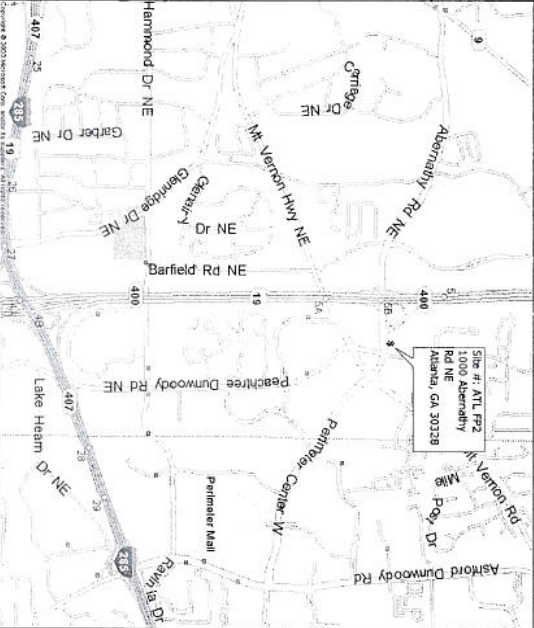
1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. To a maximum height of 208 feet for cellular antennas located on the rooftop of the existing office building (U07-009).
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated August 6, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.



RECEIVED  
AUG 06 2007  
City of Sandy Springs  
Community Development

# Fiber Tower

## SITE NUMBER: ATL FP2

DRAWING INDEX		DIRECTIONS		PROJECT INFORMATION	
T-1	TITLE SHEET	FROM ATLANTA, TAKE I-85 NORTH TO GA 400 NORTH TO EXIT 5A. SITE IS APPROXIMATELY 200 YARDS ON THE LEFT.		SCOPE OF WORK: EXISTING BUILDING FACILITY CONSISTING OF CO-LOCATING ON AN EXISTING BUILDING ROOF WITH MICROWAVE DISHES, AND THE INSTALLATION OF TWO NEW EQUIPMENT CABINETS WITHIN THE BUILDING ON THE 17TH FLOOR.	
A-1	ENLARGED SITE PLAN & BUILDING ELEVATION			SITE ADDRESS: 1000 ABERNATHY ROAD SUITE 1700 ATLANTA, GA 30328	
E-1	ELECTRICAL NOTES & DETAILS			BUILDING OWNER: NORTHSTAR TOWN CENTER	
E-2	GROUNDING PLAN			CONTACT: ALAN ADAMSON ALTUS SOLUTIONS (678) 467-7739	
CODE COMPLIANCE		APPLICABLE: 1. NATIONAL ELECTRICAL CODE 2. NATIONAL PLUMBING CODE 3. NATIONAL MECHANICAL CODE 4. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 5. NFPA 704-2001 6. NFPA 704-2002 7. NFPA 704-2003 8. NFPA 704-2004 9. NFPA 704-2005 10. NFPA 704-2006 11. NFPA 704-2007 12. NFPA 704-2008 13. NFPA 704-2009 14. NFPA 704-2010 15. NFPA 704-2011 16. NFPA 704-2012 17. NFPA 704-2013 18. NFPA 704-2014 19. NFPA 704-2015 20. NFPA 704-2016 21. NFPA 704-2017 22. NFPA 704-2018 23. NFPA 704-2019 24. NFPA 704-2020 25. NFPA 704-2021 26. NFPA 704-2022 27. NFPA 704-2023 28. NFPA 704-2024 29. NFPA 704-2025 30. NFPA 704-2026 31. NFPA 704-2027 32. NFPA 704-2028 33. NFPA 704-2029 34. NFPA 704-2030 35. NFPA 704-2031 36. NFPA 704-2032 37. NFPA 704-2033 38. NFPA 704-2034 39. NFPA 704-2035 40. NFPA 704-2036 41. NFPA 704-2037 42. NFPA 704-2038 43. NFPA 704-2039 44. NFPA 704-2040 45. NFPA 704-2041 46. NFPA 704-2042 47. NFPA 704-2043 48. NFPA 704-2044 49. NFPA 704-2045 50. NFPA 704-2046 51. 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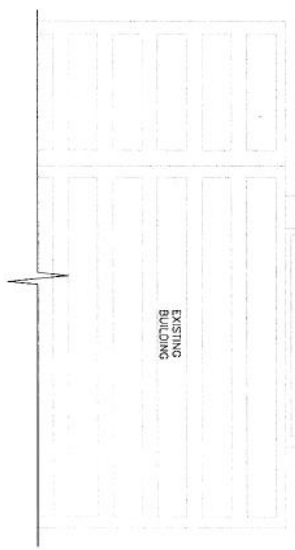
PROPOSED FIBERTOWER DISHES @ 208' AGL ON PROPOSED NON-PENETRATING BALLAST FRAME

PROPOSED FIBERTOWER MICROWAVE DISH ELEV: 208'-0" AGL

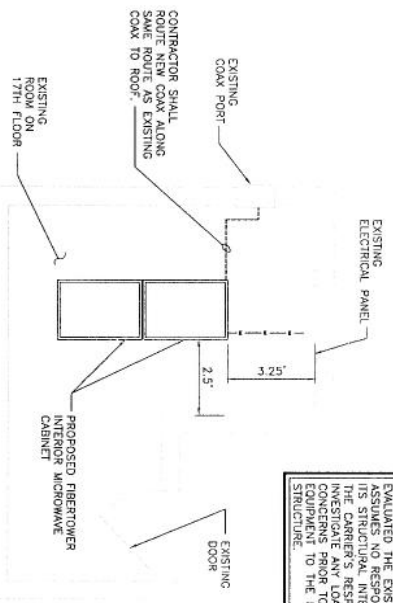
TOP OF BUILDING ELEV: 200'-0" AGL

PROPOSED FIBERTOWER DISHES @ 208' AGL ON EXISTING ANTENNA MOUNT

EXISTING ANTENNAS

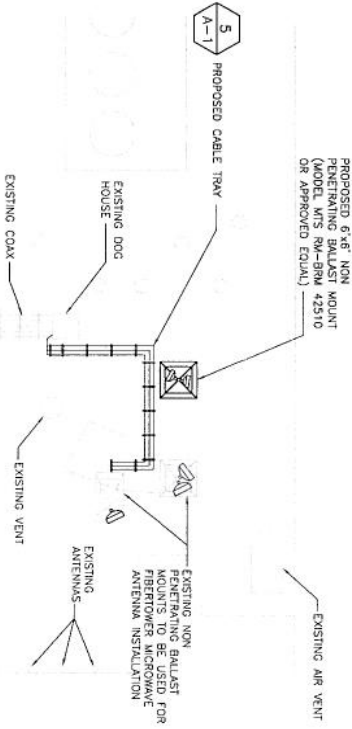


1 BUILDING ELEVATION VIEW  
A-1 SCALE  
NOT TO SCALE



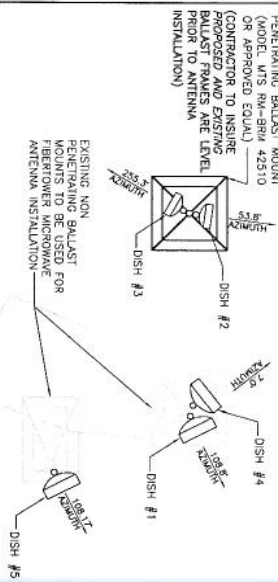
INFINITY ENGINEERING HAS NOT EVALUATED THE EXISTING FLOOR & ROOF STRUCTURE FOR ITS ABILITY TO SUPPORT THE EXISTING STRUCTURAL INTEGRITY. IT IS THE CARRIER'S RESPONSIBILITY TO INVESTIGATE ANY LOADING CONCERNS PRIOR TO ADDING ANY EQUIPMENT TO THE EXISTING STRUCTURE.

2 17TH FLOOR ROOM  
A-1 SCALE



1" = 20'

3 ROOF SITE PLAN  
A-1 SCALE

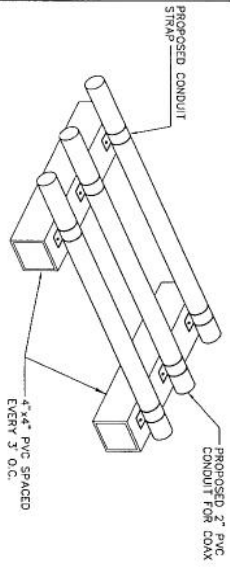


INFINITY ENGINEERING HAS NOT EVALUATED THE EXISTING ROOF, OR ANTENNA AND BALLAST LOADING FOR THIS STRUCTURAL INTEGRITY. IT IS THE CARRIER'S RESPONSIBILITY TO INVESTIGATE ANY LOADING CONCERNS PRIOR TO ADDING ANY EQUIPMENT TO THE EXISTING ROOF.

NOTE: REMOVE APPROPRIATE DRAIN PLUGS FOR MICROWAVE DISHES.



4 DISH AZIMUTH CONFIGURATION ON ROOFTOP  
A-1 SCALE  
NOT TO SCALE



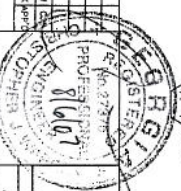
5 COAX SLEEPER DETAIL  
A-1 SCALE

infinity engineering  
919 MARTIN HIGHWAY  
COSTA MESA, CA 92626  
TEL: (714) 440-3333  
FAX: (714) 440-3333  
196-002

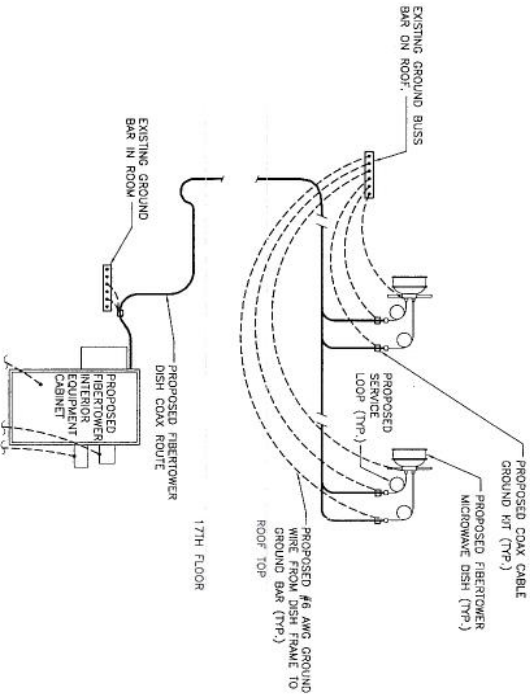
FiberTower  
185 BERRY, SUITE 4800  
SAN FRANCISCO, CA 94107

ATL FP2  
1000 AGRANATHY ROAD  
SUITE L-2  
ATLANTA, GA 30338

NO.	DATE	REVISIONS	BY	CHKD BY	DATE	SHEET	TOTAL	SCALE	PROJECT	DRAWING NUMBER	PAGE NUMBER	REV
1	10-17-07	ISSUED FOR REVIEW/COMMENT				1	1		ATL FP2		1	



ENLARGED SITE PLAN & BUILDING ELEVATION



1 GROUNDING RISER DIAGRAM (SCHEMATIC)  
E-2 NOT TO SCALE

GENERAL NOTES:

EQUIPMENT SHOULD BE GROUNDED IN MINIMUM OF THREE PLACES.

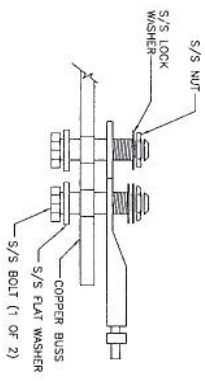
1. DISH AND RADIO NEGATIVE LEAD (ODU) SHOULD BE GROUNDED USING GROUND LUG ON ODU WITH A #6 AWG WIRE.

2. EQUIPMENT PLACED INSIDE OF CABINET SHOULD BE GROUNDED TO INTERNAL GROUND BUS LOCATED ON INSIDE OF CABINET OR ON RF ENTRY PLATE USING #12 AWG GREEN WIRE.

3. CABINET SHOULD BE GROUNDED TO SITE GROUND TO THE EXISTING EXTERNAL GROUND LUG ON THE EXISTING #2 AWG WIRE. A JOINTED LUG IS RECOMMENDED OR A CONNECTION THAT WILL NOT FAIL OR CORRODE DURING EXPOSURE TO THE ENVIRONMENT.

4. POSITIVE BISS BAR WITHIN CABINET SHOULD BE GROUNDED TO COMMON GROUND POINT WITHIN THE CABINET (EITHER GROUND LUG AT THE BACK OF THE CABINET OR THE RF ENTRY PLATE) USING A #6 AWG GREEN WIRE.

NOTE:  
THIS CAN BE CHECKED PRIOR TO INSTALLATION (AND AFTER INSTALLATION) BY CONNECTING A NEGATIVE LEAD OF A DC VOLTMETER TO THE POSITIVE LEAD OF THE DC VOLTMETER TO THE NEGATIVE BUSS BAR (OR TERMINAL STRIP WITH THE APPROPRIATE FUSE IN PLACE) AND MEASURE - 54.5 VDC.



2 LUG DETAIL  
E-2 NOT TO SCALE

1. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING BELLEVILLE'S, COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY, INSERT A DRAGON-ROD WITH WASHER BETWEEN LUG AND KOPR-SHIELD.

# ANTENNA COAX INDEX

CONTRACTOR TO INSTALL ANTENNAS AT CENTERLINE AND AZIMUTH AS SHOWN ON THE FINAL RF CONFIGURATION SHEET. CABLE ROUTING ON, IN, OR ABOUT SUPPORT STRUCTURES TO BE AS DETERMINED IN THE STRUCTURAL ANALYSIS. THESE DOCUMENTS PROVIDED BY FIBERTOWER FIELD REPRESENTATIVE AT PRE-CONSTRUCTION MEETING.

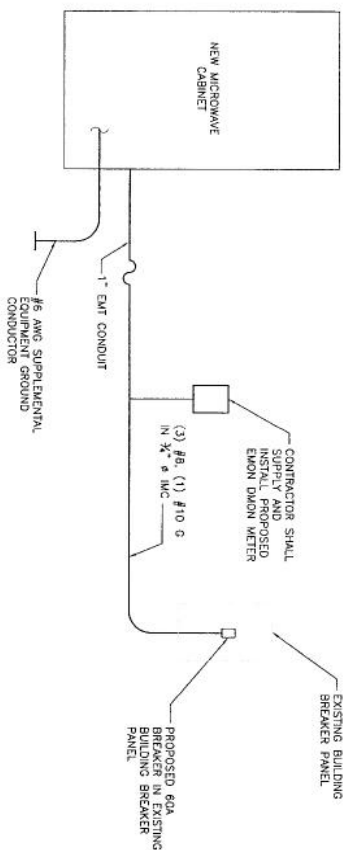
DISH #	1	2	3	4	5
DISH MODEL	HE3-107	GF2-180	GF2-180	HE3-107	HE3-107
DISH AZIMUTH	108.8°	53.8°	255.3°	7.0°	108.17°
HEIGHT (A.G.L.)	208' AGL	208' AGL	208' AGL	208' AGL	208' AGL
MAIN COAXIAL CABLE	600X TYPE LWR 400	600X TYPE LWR 400	600X TYPE LWR 400	600X TYPE LWR 400	600X TYPE LWR 400
BRASS OUTSIDE	N/A	N/A	N/A	N/A	N/A
PAPER (INSIDE)	N/A	N/A	N/A	N/A	N/A
NOTE 1	LENGTH (FT) 208'	LENGTH (FT) 208'	LENGTH (FT) 208'	LENGTH (FT) 208'	LENGTH (FT) 208'

## COAXIAL CABLE GENERAL NOTES:

- DISH CABLE LENGTHS ARE APPROXIMATE AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS, ACTUAL DISH COAX CABLE LENGTHS REQUIRED MAY VARY FROM LENGTHS TABULATED.
- ALL COAXIAL CABLE SHOULD BE LABELED IN TWO FASHIONS:
  - FIRST, THEY MUST BE LABELED AS BELONGING TO FIBERTOWER
  - SECOND, EACH CABLE MUST BE COLOR CODED BY PATH, BY CURRENT AND FUTURE REQUIREMENTS.
  - THE FIRST SET OF COAX CABLE SHOULD HAVE BLUE RINGS (CURRENT IS ONE RING, FUTURE IS TWO RINGS)
  - THE SECOND SET OF COAX CABLE (FOR A SECOND PATH) SHOULD HAVE RED RINGS (CURRENT IS ONE RING, FUTURE IS TWO RINGS)

## ELECTRICAL NOTES:

- SUBCONTRACTOR SHALL PROVIDE 60 AMP, SINGLE PHASE, 240 AC, 60Hz SERVICE FOR FIBERTOWER MICROWAVE CABINET.
- SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY CABINET MANUFACTURER.
- ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
- SUBCONTRACTOR SHALL INSTALL MAX. 3'-0" OF FLEX CONDUIT WITH ALL CONDUIT FITTINGS (JOINTS, REDUCING BUSHINGS, ELBOWS, COUPLERS, ETC.) NECESSARY FOR CONNECTION TO THE MICROWAVE CABINET.
- SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
- POWER CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG AND OPERATING GROUND SHALL BE SEPARATELY INSTALLED AND SHALL BE IDENTIFIED BY COLOR AND MARKED FOR 90°C (WET AND DRY) OPERATION, LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
- SEAL ALL CONNECTIONS WITH A LIQUID TIGHT COHESIVE BONDING AGENT ENSURING A PROPER FIT.
- ONE CABLE SHOULD BE LEFT COILED INSIDE THE SHELTER AND THE TELCO DEMARCATION BOX.



1 ELECTRICAL ONE-LINE DIAGRAM  
E-1 NOT TO SCALE

infiniting  
engineering  
810 MARKET HOLLOW  
OFFICE 3150 420-2355  
FAX (770) 840-7265  
196-002

FiberTower  
180 BERRY SUITE 4800  
SAN FRANCISCO, CA 94107

ATL FP2  
1000 ABERNATHY ROAD  
SUITE 1,2  
ATLANTA, GA 30389

NO.	DATE	REVISIONS	DESIGNED	DRAWN
1	10-17-07	ISSUED FOR REVIEW/CONSENT	PROF. CLAYTON	OPHER T. WALKER

SITE #	DRAWING NUMBER	PAGE NUMBER	REV
ATL FP2		E-1	A

ELECTRICAL NOTES  
& DETAILS



EXHIBIT "G"

NORTH PARK TOWN CENTER

BUILDING 500

LEGAL DESCRIPTION

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 19 of the 17th District of Fulton County, Georgia, and being designated "Parcel Three A" on that certain Boundary Survey prepared for Northpark-500 Associates, L.P., dated November 20, 1987, last revised November 28, 1988, by Planners and Engineers Collaborative, and bearing the seal of Robert Lee White, G.R.L.S. No. 2080, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the easterly right-of-way line of Peachtree Dunwoody Road (a variable right-of-way) and the Land Lot line common to Land Lot 19 and Land Lot 20 of the aforesaid District and County; run thence south 89° 34' 48" east along said common Land Lot line a distance of 195.02 feet to a point; thence leave said common Land Lot line and run south 01° 21' 09" west a distance of 122.41 feet to a point; run thence south 28° 38' 51" east a distance of 26.20 feet to a point; run thence north 61° 21' 09" east a distance of 10.83 feet to a point; run thence south 28° 38' 51" east a distance of 60.83 feet to a point; run thence south 61° 21' 09" west a distance of 10.83 feet to a point; run thence south 28° 38' 51" east a distance of 62.86 feet to a point; run thence north 61° 21' 09" east a distance of 1.88 feet to a point; run thence south 28° 38' 51" east a distance of 105.29 feet to a point; run thence south 61° 21' 09" west a distance of 1.88 feet to a point; run thence south 28° 38' 51" east a distance of 198.19 feet to a point; run thence south 61° 21' 09" west a distance of 121.01 feet to a point; run thence south 28° 38' 51" east a distance of 15.50 feet to a point; run thence south 61° 21' 09" west a distance of 32.49 feet to a point; run thence south 16° 20' 30" west a distance of 195.68 feet to a point located on the northerly right-of-way line of Abernathy Road (a variable right-of-way); run thence in a northwesterly direction along said northerly right-of-way line and along the arc of a curve to the left (said arc having a radius with a distance of 780.20 feet and being subtended by a chord bearing north 61° 17' 24" west with a chord distance of 216.70 feet) an arc distance of 217.40 feet to an iron pin; run thence north 63° 42' 28" west along said northerly right-of-way line a distance of 100.26 feet to an iron pin; run thence north 32° 56' 16" west along the right-of-way line common to the northerly right-of-way line of Abernathy Road and the easterly right-of-way line of Peachtree Dunwoody Road a distance of 85.81 feet to an iron pin; run thence north 10° 38' 50" east along said easterly right-of-way line of Peachtree Dunwoody Road a distance of 189.00 feet to an iron pin; run thence north 08° 48' 52" east along said easterly right-of-way line a distance of 125.07 feet to an iron pin; run thence north 10° 38' 50" east a distance of 153.49 feet to an iron pin; run thence in a northerly direction along said easterly right-of-way line and along the arc of a curve to the left (said arc having a radius with a distance of 1,466.00 feet and being subtended by a chord to the northwest with a bearing of north 08° 21' 25" east with a chord distance of 117.18 feet) an arc distance of 117.21 feet to an iron pin and the point of BEGINNING, said tract or parcel containing 5.5159 acres according to aforesaid Boundary Survey.